

Chairperson Michael Beckendorf
Vice Chairperson John Bond
Parliamentarian Don Maxwell



Commissioners
Helen Chavarria
Scott Hickle
G.H. Jones
Prentiss Madison
Michael Parks

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 20, 2010 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

A. Approval of minutes from the [workshop](#) and [regular](#) meetings on April 15, 2010.

B. Final Plat [FP10-02](#): Service Master RL Subdivision [Drawing](#) M. Audenaert
A proposed Final Plat of Service Master RL Subdivision, being 2.89 acres of land out of Zeno Phillips League, A-45 located at 1707 East 29th Street between Hollowhill Drive and Luza Street in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

5. Rezoning RZ10-07: City of Bryan

R. Haynes

A proposal to change the zoning classification from a combination of Industrial District (I) and Multiple-Family District (MF), to Mixed Use – Residential District (MU-1) on approximately 1.56 acres of land along the south side of the 200 block of West Pease Street between Finfeather Road and Groesbeck Street, being Lots 1 through 6 in Block 1 of Frontier Development Subdivision – 1st Installment, Lot 1 in Block 2 of Frontier Development Subdivision – 2nd Installment and Lots 1 and 2 in Block 1 of Frontier Development Subdivision – 3rd Installment, in Bryan, Brazos County, Texas.

6. Rezoning RZ10-04: Curtis Capps

R. Haynes

A request to change the zoning classification from Industrial District (I) to Mixed Use Residential District (MU-1) on 0.141 acres of land along the south side of the 200 block of West Pease Street between Finfeather Road and Groesbeck Street, being Lot 3 in Block 1 of Frontier Development Subdivision - Third Installment in Bryan, Brazos County, Texas.

7. Rezoning RZ10-06: Jose C. Diaz

R. Haynes

A request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2) on approximately 1.7 acres of vacant land located at the southwest corner of Groesbeck and Richard Streets, being Lots 2, 2A, 2B, 3 and 3A in Block 1 of Thomas Heights Subdivision in Bryan, Brazos County, Texas.

8. Rezoning RZ10-08: City of Bryan

M. Zimmermann

A proposal to change the zoning classification from a combination of Agricultural – Open District (A-O) and Commercial District (C-3), to Residential District – 5000 (RD-5) on approximately 15.26 acres of land located generally north of East State Highway 21 between Colson Road and Carrabba and Bluebonnet Streets, including parts of Nuches Lane and Primrose Street, being certain lots in the Durwood Thompson, Shimen-Carrabba, Morille, and Nancy Whitlock Subdivisions as well as parts of the subdivision known as Coulter's Subdivision of the McGee Tract and land as-of-yet not represented on a subdivision plat in the Stephen F. Austin League, Abstract No. 10 in Bryan, Brazos County, Texas.

9. Rezoning RZ10-09: Highland Interests, Inc.

M. Zimmermann

A request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 5000 (RD-5) on 16.85 acres of vacant land out of John Austin League, A-2 located north of a proposed northeastern extension of Harvey Mitchell School Drive, approximately 650 feet northeast from its intersection with Ambrose Drive in Bryan, Brazos County, Texas.

10. Rezoning RZ10-10: Harmony School

R. Haynes

A request to change the zoning classification from Commercial District (C-3) to Office District (C-1) on 5.184 acres of land wrapping around the north corner of South Texas Avenue and Twin Boulevard, being Lots 2 and 3 of Townshire Subdivision and currently addressed as 2031 South Texas Avenue in Bryan, Brazos County, Texas.

11. ADJOURN.

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, June 3, 2010 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR APRIL AVISON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.